



858 Carmarthen Road, Fforestfach, Swansea, SA5 8HR

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 14TH AUGUST 2019 AT 3PM IN THE MARRIOTT HOTEL SWANSEA MARINA. A rare opportunity to purchase a three bed end terrace property, along with a discard MOT car garage. Located on Carmarthen Road with good access to the M4 and City Centre. The accommodation comprises: front entrance porch, hallway, sitting room, lounge, dining room and kitchen to the ground floor. With three bedrooms, bathroom and study to the first floor. Externally to front Gated side access driveway leading to rear.

Externally to side

Side courtyard with access to brick shed and outhouse.

Externally to rear

Patio seating area with two brick built sheds at rear, step up to flowerbed.

Access to driveway leading into large courtyard area with large metal structures (dilapidated) previously used as an MOT car garage.

For auction Guide Price £55,000

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SUMMARY

A rare opportunity to purchase a three bed end terrace property, along with a discarded MOT car garage. Located on Carmarthen Road with good access to the M4 and City Centre. The accommodation comprises: front entrance porch, hallway, sitting room, lounge, dining room and kitchen to the ground floor. With three bedrooms, bathroom and study to the first floor. Externally to front there is a gated side access driveway leading to rear.

Externally to side, there is a side courtyard with access to brick shed and out house. Externally to rear, there is a patio seating area with two brick built sheds, step up to flower bed. Access to driveway leading into large courtyard area with large metal structures (dilapidated) previously used as an MOT car garage.

GROUND FLOOR

FRONT ENTRANCE PORCH

Entrance door, door to:

HALLWAY

Doors to sitting room, lounge, stairs to first floor landing.

SITTING ROOM 2.75 m x 3.67 m (9'0" mx 12'0" m)

UPVC double glazed window to front, electric heater.

LOUNGE 3.82 m x 3.94 m (12'6" mx 12'11" m)

Window to rear, alcove storage, door to cupboard under stairs, door to:

DINING ROOM 4.09 m x 3.03 m (13'5" mx 9'11" m)

UPVC double glazed window to side, door to cupboard under stairs, radiator, fireplace, door to:

KITCHEN 3.21 m x 3.41 m (10'6" mx 11'2" m)

UPVC double glazed window and entrance door to rear garden, uPVC entrance door to side passage, kitchen is fitted with wall and base units.

FIRST FLOOR

LANDING

Door to cupboard over stairs, access to bedrooms one and two, bathroom, door to study.

BEDROOM ONE 3.02 m x 4.82 m (9'11" mx 15'10" m)

Two uPVC double glazed windows to front, radiator, electric heater, fitted storage.

BEDROOM TWO 3.69 m x 3.05 m (12'1" mx 10'0" m)

Window to rear, fireplace.

BATHROOM

Window to side, radiator, WC, pedestal wash hand basin, shower cubicle.

STUDY 2.67 m x 3.14 m (8'9" mx 10'4" m)

UPVC double glazed window to side, fitted storage housing Combi boiler, door to.

BEDROOM THREE 3.20 m x 3.10 m (10'6" mx 10'2" m)

UPVC double glazed window to rear, radiator, fitted storage.

EXTERNALLY

FRONT

Gated side access driveway leading to rear

SIDE

Side courtyard with access to brick shed and outhouse.

REAR

Patio seating area with two brick built sheds at rear, step up to flowerbed. Access to driveway leading into large courtyard area with large metal structures previously used as an MOT mechanics garage.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.